

Chapter 18.22

CG GENERAL COMMERCIAL DISTRICT

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18.22.010 Purpose of district.

The CG general commercial district is intended to create and maintain major commercial areas accommodating a broad range of office, retail sales and other commercial activities of community-wide significance. The CG district is intended to be applied to community commercial areas identified by the Morgan Hill General Plan and other areas where deemed appropriate. (Ord. 559 N.S. § A (part), 1981)

18.22.020 Permitted uses.

The following uses shall be permitted in the CG general commercial district:

- A. Retail stores;
 - B. Restaurants;
 - C. Offices and professional offices;
 - D. Financial services;
 - E. Personal services;
 - F. Day care centers and nursery schools;
 - G. Commercial recreation uses 3,000 sq. ft. or less in area (exclusive of parking).
- (Ord. 1215 N.S. § 24, 1995; Ord. 980 N.S. § 3 (part), 1990; Ord. 559 N.S. § A (part), 1981)

18.22.030 Conditional uses.

The following uses may be conditionally allowed in the CG general commercial district, subject to issuance of a conditional use permit in accordance with Chapter 18.54:

- A. Commercial recreation;
- B. Convenience markets;
- C. Service stations;
- D. Ambulance services;
- E. Utility facilities, excluding construction of storage yards, maintenance facilities, or corporation yards;
- F. Motels, hotels and similar lodging facilities;
- G. Mini-storage facilities;
- H. Drive-in establishments;
- I. Wholesale business;
- J. Caretaker units;
- K. Off-site pole or pylon freeway-oriented signs pursuant to Section 18.76.270.C.4. and 18.76.075;
- L. Minor motor vehicle repair;
- M. Any other use which the planning commission finds to be of a similar nature to the permitted uses and conditional uses specified in this chapter for the CG zoning district. (Ord. 1307 N.S. § 4, 1996; Ord. 1135 N.S. § 31, 1993; Ord. 1134 N.S. § 2, 1993; Ord. 1055 N.S. § C (part), 1991; Ord. 980 N.S. § 3 (part), 1990; Ord. 846 N.S. § 1 (part), 1987; Ord. 839 N.S. § 1 (part), 1987; Ord. N.S. 559 § A (part), 1981)

18.22.040 Site development standards.

The following site development standards shall apply in the CG general commercial district:

- A. Minimum lot area, ten thousand square feet;
- B. Minimum lot width, one hundred feet;
- C. Minimum lot depth, one hundred feet;
- D. Maximum building coverage, fifty percent;
- E. Minimum setbacks:
 - 1. Front, twenty-five feet,
 - 2. Rear, twenty feet,
 - 3. Side, zero feet;
- F. Maximum height, three stories or thirty-five feet;

H. On any portion of a site in the CG district which abuts a lot in any residential zoning district, a minimum interior yard of ten feet shall be required, and a solid wall or fence of six feet in height shall be constructed and maintained along the common lot line. The minimum interior yard shall be planted and maintained as a landscaped screen;

I. All uses, whether permitted or conditional, shall be conducted in such a manner so as to avoid any nuisance, hazard or commonly recognized offensive condition or characteristic, as established by the commercial and industrial performance standards of Chapter 18.48 of this title;

J. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater;

K. Cul-de-sac lot width, minimum of forty feet as measured along the front property line. (Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.22.050 Additional required conditions.

A. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title.

B. Where any lot in the general commercial district abuts residentially zoned property, a twenty-five-foot minimum building setback shall apply. (Ord. 1415 N.S. § 19, 1998; Ord. 1111 N.S. § 13, 1992; Ord. 559 N.S. § A (part), 1981)